

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
THE VILLAGE AT TWIN CREEKS MASTER COMMUNITY, INC.

The undersigned, being an officer of The Village at Twin Creeks Master Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of The Village at Twin Creeks Master Community, Inc. recorded as Document No. 20190529000601260, in the Official Public Records of Collin County, Texas.

1. The name of the subdivision: The Village at Twin Creeks.
2. The name of the association: The Village at Twin Creeks Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Collin County, Texas, as described on Exhibit "A" to that certain The Village at Twin Creeks Master Covenant, recorded as Document No. 20140827000925950, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "Covenant"), and those certain Notices of Applicability as more particularly described on Attachment 1.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association The Village at Twin Creeks Master Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Neighborhood Management, Inc.
Attn.:	Beverly Coghlan
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, Texas 75002
Telephone Number:	927-359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>
7. Website to access the association's dedicatory instruments:  
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment (Residential Lots) - \$750.00

Working Capital Assessment (Townhome Lots) - \$125.00.

Transfer Fee - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

Refinance Fee - \$150.00

Rush Fee - \$75.00

Resale Update – Free up to 14 days. Update from 14 to 180 days - \$100.00 + \$5.00 Homewise Fee.

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

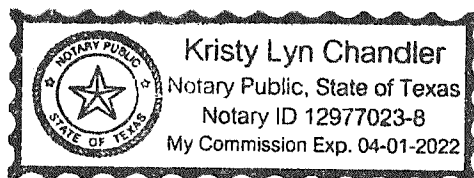
THE VILLAGE AT TWIN CREEKS MASTER  
COMMUNITY, INC., a Texas nonprofit corporation

By: 38  
Bobby Samuel, Vice President

STATE OF TEXAS §  
COUNTY OF Collin §

This instrument was acknowledged before me this 25 day of August, 2021 by Bobby Samuel, Vice President, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Kristy Lyn Chandler  
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

## ATTACHMENT 1

### RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. The Village at Twin Creeks Master Covenant, recorded as Document No. 20140827000925950, Official Public Records of Collin County, Texas.
2. The Village at Twin Creeks Development Area Declaration [Residential], recorded as Document No. 20140828000930750, Official Public Records of Collin County, Texas.
3. The Village at Twin Creeks Community Manual, recorded as Document No. 20140829000936290, Official Public Records of Collin County, Texas.
4. The Village at Twin Creeks First Supplement to Development Area Declaration [Residential] [Phase One], recorded as Document No. 20170720000953090, Official Public Records of Collin County, Texas.
5. The Village at Twin Creeks Notice of Applicability [Residential] (Phase One, Neighborhood R-1), recorded as Document No. 20140926001051090, Official Public Records of Collin County, Texas.
6. The Village at Twin Creeks Notice of Applicability [Residential] (Phase Two, Neighborhood R-1), recorded as Document No. 20170719000949940, Official Public Records of Collin County, Texas.
7. Non-Material Correction Instrument - The Village at Twin Creeks Notice of Applicability [Residential], recorded as Document No. 20170727000986840, Official Public Records of Collin County, Texas.
8. The Village at Twin Creeks Amended and Restated Modification Design Guidelines, recorded as Document No. 20180220000201800, Official Public Records of Collin County, Texas.
9. The Village at Twin Creeks Notice of Applicability [Residential] (Phase Three, Neighborhood R-1), recorded as Document No. 20180220000205480, Official Public Records of Collin County, Texas.
10. First Amendment to The Village at Twin Creeks Master Covenant, recorded as Document No. 20180705000841330, Official Public Records of Collin County, Texas.
11. The Village at Twin Creeks Notice of Applicability [Residential] (Phase Four, Neighborhood R-1), recorded as Document No. 20180816001026600, Official Public Records of Collin County, Texas.
12. Secretary's Certificate – The Village at Twin Creeks Adoption of Working Capital Assessment, recorded as Document No. 20191016001301690, Official Public Records of Collin County, Texas.
13. The Village at Twin Creeks First Supplement to Community Manual, recorded as Document No. 20210831001774110, Official Public Records of Collin County, Texas.

## ATTACHMENT 1

THE VILLAGE AT TWIN CREEKS MASTER COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
09/23/2021 10:47:14 AM  
\$42.00 AHASIK  
20210923001942500

*Stacey Kemp*